



**Connells**

Ridge Lane  
Wednesfield Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this attractive one bedroom first floor maisonette in a popular residential area. Benefiting from being in outstanding condition, this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, kitchen, bedroom and shower room. Externally there is a communal front garden and an enclosed rear garden.

### The Location & Area

Situated on the corner of Ridge Lane and Linthouse Lane which offers fantastic commuting access to the M54 and M6 motorways. Popular shopping can be found just a stone's throw away as well as bus routes linking into Wolverhampton City centre. Further shopping can be found nearby within Bentley Bride retail park and Wednesfield and New Cross hospital is close by.

### Entrance Hall

Double glazed door to front, stairs to first floor landing.

### First Floor Landing

Doors to various rooms.

### Lounge

13' 5" x 11' 10" ( 4.09m x 3.61m )

Double glazed window to rear, central heating radiator, laminate flooring, door to first floor landing.

### Kitchen

8' 7" x 9' 4" ( 2.62m x 2.84m )

Double glazed window to rear, central heating radiator, a range of wall and base units, inset oven, hob and extractor, central heating radiator, door to first floor landing.

## Bedroom

11' x 11' 11" ( 3.35m x 3.63m )

Double glazed window to front, central heating radiator, door to lounge.

## Shower Room

Shower cubicle, low flush toilet, pedestal sink, central heating radiator, door to first floor landing.

## Outside Front

Communal garden to front, side gated access with brick built storage shed.

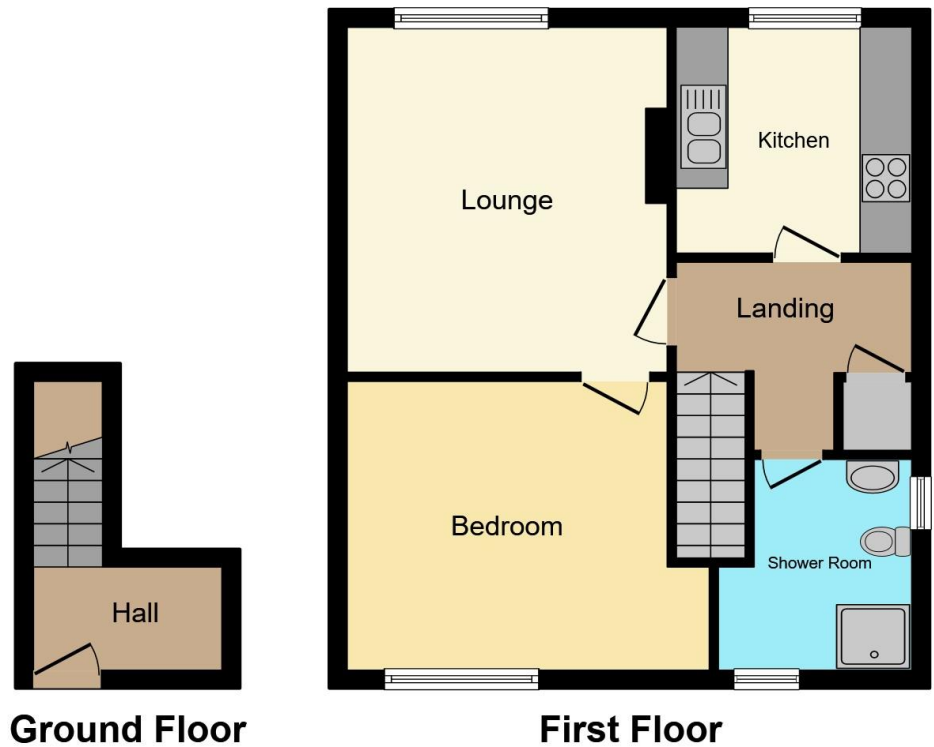
## Outside Rear

Good size enclosed rear garden.









Total floor area 53.0 m<sup>2</sup> (570 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C    Council Tax Band: A    Service Charge: Ask Agent    Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH335445](http://connells.co.uk/Property/WVH335445)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Oct 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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